

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 06, 2017

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20170394
Project Title: RESIDENCES AT ECHELON - CLUBHOUSE
Project Address: - ***SW Hollywood Dr (address to be assigned)***
Parcel Number:
Location:
Type of Work: NEW COMMERCIAL
Occupancy Group:
Description: NEW CLUBHOUSE

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

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2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss packages or request deferral.

5. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

6. Insufficient information to complete review.

Actions required:

- Resolve conflict with beam orientation above media room. (A series does not agree with S series)
- Provide power to light fixtures SL6 & SL7 on Sheet ME1.01
- Provide lighting plans for clubhouse.
- Specify type of stove/range. (provide verification that appliance is compliant with 2012 IMC Sections 917.2 and/or 917.3 - i.e. justify use of commercial vs. domestic appliance.)
- Specify range hood and ductwork complete with materials, routing and termination.

7. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

8. 2012 IBC 718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3

2012 IBC 718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and 718.4.3. Ventilation of concealed roof spaces shall be maintained in accordance with Section 1203.2

Action required: Modify drawings to demonstrate compliance.

9. ICC A117.1-2009 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

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Action required: Modify drawings to demonstrate compliance. Ref: toilets at rooms 017, 018, 113, and 118.

10. 2012 IBC 1015.1 – Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds one of the values in Table 1015.1.
 2. The common path of egress travel exceeds one of the limitations of Section 1014.3.
 3. Where required by Section 1015.3, 1015.4, 1015.5 or 1015.6. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.
- 2012 IBC 1014.3 – Common path of egress travel. The common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3.

Action required: 2 exits required from lower level based on exceeded common path of travel.

11. 2012 IBC 1015.2.1 – Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimensions of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway. (See code section for possible exceptions.)

Action required: Minimum distance between exit doors in Great Room 104 not met. Modify design.

12. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Specify compliant hardware at doors C-01, C-10, C-02, and C-06.

13. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required:

14. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify design to accommodate minimum 18" clearance at latch side of Tanning Room door 009 and Bath 118

15. ICC A117.1-2009 Section 603.2.1 Turning Space. A turning space complying with Section 304 shall be provided within the room. The required turning space shall not be provided within a toilet compartment.

Action required: Modify design to provide minimum turning space at Bath 118.

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16. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify design to show compliant counter height at Break Room 110 and Guest Suite counter near entry.

17. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide mop/service sink.

18. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

(see code for items 1 and 2)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

(see code for items 4 and 5)

Action required: Relocate terminations for exhaust fans serving Restrooms 017 & 018.

19. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space. Action required: Revise drawings to show outside air calculations as well as method of delivery.

Action required: Provide outside air calculations and methods of delivery for units AHU-CL3 and AHU-CL4.

20. 2011 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Detail grounding scenario at electrical riser diagram 3/E4.02.

22. 2011 NEC Article 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for details)

Action required: Re-route plumbing above power panel.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING THROUGHOUT THE CLUBHOUSE FOR ALL LEVELS.

2. 2012 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. POST THE OCCUPANT LOAD ON ALL LEVELS OF THE CLUBHOUSE. (VERIFIED AT INSPECTION)

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3. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

POST THE NUMERIC ADDRESS ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND.
ADDRESS SHALL BE READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

4. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.
PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3,000 SQ FT. ON EACH LEVEL OF THE CLUBHOUSE.

5. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.
MOUNT THE FIRE EXTINGUISHERS ON A NORMAL PATH OF TRAVEL WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANYWHERE ON EACH LEVEL OF THE BUILDING. (VERIFIED AT INSPECTION)

6. NO DOOR HARDWARE SCHEDULE WAS SHOWN.

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

7. EXITS:

[B] 1015.2 Exit or exit access doorway arrangement.

Required exits shall be located in a manner that makes their availability obvious. Exits shall be unobstructed at all times. Exit and exit access doorways shall be arranged in accordance with Sections 1015.2.1 and 1015.2.2.

[B] 1015.2.1 Two exits or exit access doorways.

Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exceptions:

1. Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1018, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

[B] 1015.2.2 Three or more exits or exit access doorways.

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Where access to three or more exits is required, at least two exit doors or exit access doorways shall be arranged in accordance with the provisions of Section 1015.2.1.

ACTION NEEDED.

PROVIDE ADDITIONAL EXIT(S) FOR THE CLUBHOUSE WALK OUT LEVEL AND THE POOL AREA

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.